



209 KINGS ACRE ROAD HEREFORD HR4 0SR

£375,000
FREEHOLD

Pleasantly situated in one of Hereford's most highly sought-after residential locations, a deceptively spacious 3/4 bedroom older style semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, open plan dining/family/kitchen area with bi-fold doors onto the rear garden. Good sized rear garden enjoying fine views, ample off-road parking, flexible living accommodation and we strongly recommend an internal inspection.



209 KINGS ACRE ROAD

- Highly sought after location
- Spacious 3 bedroom older style semi-detached
- Impressive open plan Dining/Family Room/Kitchen
- Ideal family home
- Good sized rear garden with fine views
- Ample off-road parking and double carport



Canopy Porch with composite entrance door through to

Spacious Reception Hall

Partial tiled/partial laminate flooring, carpeted staircase to the first floor, radiator and door to

Downstairs Cloakroom

With low flush WC, wash hand basin and internal double-glazed window.

Lounge

With laminate flooring, picture rail, fire recess, radiator and large double-glazed bay window to the front aspect.

Dining/Family Room

An impressive light and airy space with feature fireplace with wood-burning stove, hearth and display mantel over, large built-in corner store cupboard, picture rail, partial laminate flooring and partial tiled flooring, large double glazed bi-fold doors opening out onto the rear patio and garden enjoying fine views across the countryside beyond, upright radiator and open plan access to

Fitted Kitchen

With 1½ bowl sink unit, range of wall and base cupboards, ample solid wood work surfaces with splashbacks, tiled floor, internal double glazed window, range style gas cooker with splashback over, space for dishwasher and access to

Rear Lobby

With tiled floor, large store/pantry style cupboard,

space for upright fridge/freezer, internal door to the carport and door to

Inner Hallway

With tiled floor, double glazed window to the side and access to

Garden/Storeroom

Partial carpet/partial vinyl flooring, wall mounted electric heater, internal double glazed window to the carport, external double glazed window to the side, power and light points, double glazed double doors to the rear patio and garden.

Downstairs Shower Room/WC

With vanity wash hand basin with storage below, tiled splashback and mirror over, low flush WC, corner shower cubicle with glazed sliding doors, double glazed window and recessed spotlighting.

First Floor Landing

With fitted carpet, access hatch to loft space, double glazed window to the side and door to

Bedroom 1

With exposed floorboards, picture rail, overbed pull light switch, range of wardrobes, radiator and double glazed bay window to the front aspect enjoying fine outlook across surrounding fields.

Bedroom 2

With fitted carpet, ornamental fire surround, picture rail, radiator, large corner store/airing cupboard also housing the gas central heating boiler and double

glazed window to the rear enjoying a fine outlook across the garden and countryside beyond.

Bedroom 3

With fitted carpet, radiator, picture rail and double glazed window to the rear enjoying fine views.

Bathroom

With suite comprising bath with handheld shower attachment over, separate electric shower with rainwater style shower head and glazed screen, pedestal wash hand basin, low flush WC, antique style radiator/towel rail, vinyl flooring and double glazed windows to the side and front aspects.

Outside

At the front of the property is an area offering ample off-road parking and access via a roller door to the LARGE DOUBLE LENGTH CARPORT with power and light points, ample storage space, windows and internal door to the house.

To the immediate rear of the property is a good sized paved patio area providing the perfect entertaining space leading on to the main of the garden which is laid to lawn, well enclosed by hedging and fencing to maintain privacy and enjoying fine views across surrounding countryside. Useful outside tap and STORE SHED with adjoining covered seating area.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford City on Whitecross Road, taking the second exit at the monument roundabout onto Kings Acre Road. Number 209 is on your left-hand side after approximately one mile, as indicated by the agents' For Sale board.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

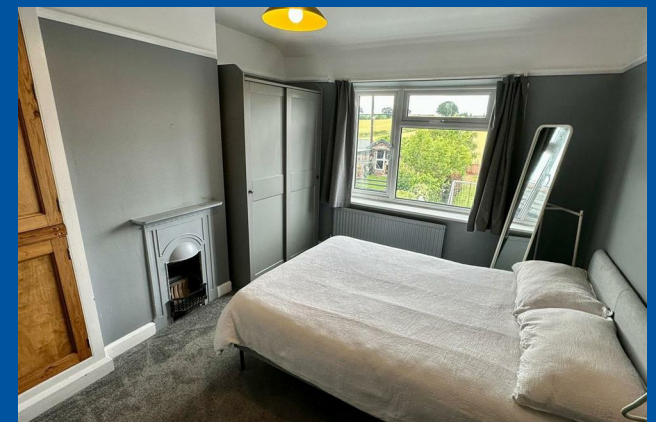
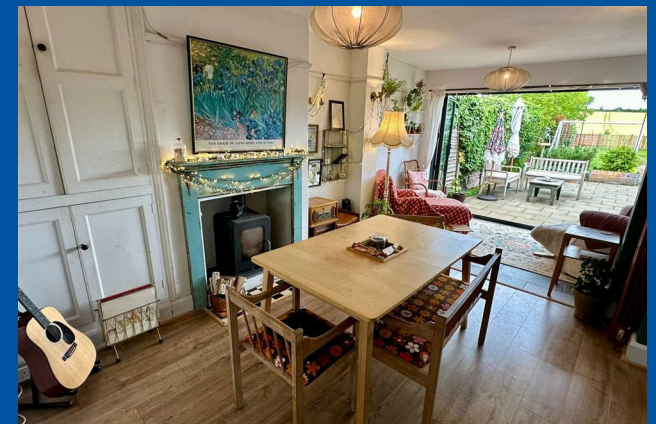
Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management


We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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EPC Rating: F Herefordshire Council Council Tax Band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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